

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
TEMPLE HERITAGE PLACE PROPERTY OWNERS' ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bell             §

1.     Name of Subdivision: Heritage Place
2.     Subdivision Location: Bell
3.     Name of Homeowners Association: Temple Heritage Place Property Owners' Association
4.     Recording Data for Association:  
  
Plat Phase 1 is recorded under Document No. C-354A  
Plat Phase 2 is recorded under Document No. D-165C  
Plat Phase 3 is recorded under Document No. D-222C  
Plat Phase 4 is recorded under Document No. D-382B  
Plat Phase 5 is recorded under Document No. 2016-125  
Plat Phase 6 is recorded under Document No. 2019-11
5.     Recording Data for Declaration and any amendments:  
  
DCCR's are recorded under Document No. 2004012451  
Supplemental DCCR's are recorded under Document No. 2017037537
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
  
Restrictive Covenant is recorded under Document No. 2004012450  
Restrictive Covenant is recorded under Document No. 2008045266  
Restrictive Covenant is recorded under Document No. 2009024103  
Restrictive Covenant is recorded under Document No. 2013050883  
Restrictive Covenant is recorded under Document No. 2017037549  
Restrictive Covenant is recorded under Document No. 2020004784  
Restrictive Covenant is recorded under Document No. 2020004794

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Resident Member Assessment = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 26 day of July, 2023.

Temple Heritage Place Property Owners' Association

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

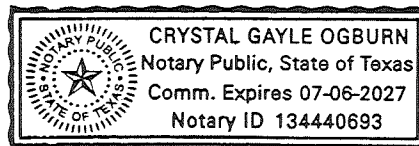
This instrument was acknowledged and signed before me on this 26 day of July, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Temple Heritage Place Property Owners' Association, on behalf of said association.

COgn

Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2023033349**

As

**CERTIFICATE**

**Recorded On:** July 27, 2023

**Parties:** TEMPLE HERITAGE PLACE PROPERTY OWNERS' ASSOCIATION

**To** HERITAGE PLACE

**Comment:**

**Billable Pages:** 3

**Number of Pages:** 4

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

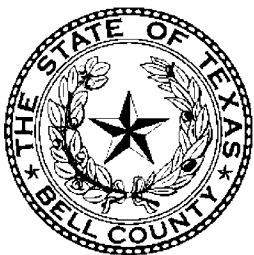
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2023033349  
Receipt Number: 357519  
Recorded Date/Time: 07/27/2023 11:29:22 AM  
User / Station: zbranead - BCCCD0642

**Record and Return To:**

Spectrum Association Management  
17319 SAN PEDRO AVE  
SAN ANTONIO, TX 78232-1443



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk